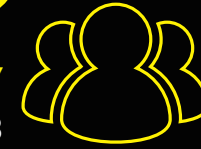
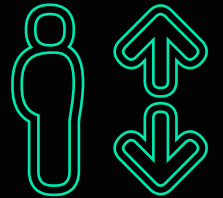


SPEC & STATS

1:8
OCCUPANCY
ON LEVELS 16-18



34
LIFTS
IN THE BUILDING



60
SECONDS
TO LIVERPOOL
STREET STATION



2.8
METRE
CLEAR FLOOR TO CEILING
HEIGHT ON ALL LEVELS



900
LOCKERS



25
SECONDS
MAX WAITING
TIME FOR LIFTS (OFF-PEAK)



100
%
RESILIENCE



900
CYCLE
SPACES



50
SHOWERS
FOR MEN & WOMEN



BREEAM[®]
'EXCELLENT'
RATING

GENERAL

Planning grid

1500mm

Raised floor zone

- Levels 3-37: 150mm

Floor-to-ceiling height

- Levels 7-37: 2800mm

Means of escape ratio

- Levels 3-37: 1 person per 8m² net area

Toilet provision

- Levels 7-19: 1 person per 8m² net area at 60/60 male/female split
- Levels 20-37: 1 person per 10m² net area at 60/60 male/female split

STRUCTURAL PROVISION

Substructure

- Foundations: Piled foundations
- Basement slab: Reinforced concrete (RC) slab
- Retaining walls: Secant pile/RC structure

Superstructure

- Walls: RC walls located within cores
- Floors: 700mm deep cellular secondary steel beams at 3.0m centres supporting primarily 130mm composite concrete slab on profiled metal decking
- Secondary beams are in turn supported on 500mm/700mm deep primary beams connected directly to columns at 9m centres or concrete core walls
- 450mm diameter holes through secondary beams allow for a combined structure and services zone

Loading provisions

- 3.5 kN/m² office live load (+1.0 kN/m² for partitions), plus 10% office floor area at 7.5 kN/m²
- 1.0 kN/m² for suspended ceilings, services and raised floors
- 7.5 kN/m² live load for plant floors

MECHANICAL & ELECTRICAL SERVICES CRITERIA

Plant

Plant will be located predominantly in the designated tower and low-rise roof plant areas and the basement level. Space is allocated for occupier plant.

MECHANICAL SERVICES

Office occupancy (Indoor climate central)

- Levels 7-37: 1 person per 8m² of net internal area
- Assumes fan coil units used in CAT A fit out areas

Internal acoustic criteria (from base building plant) under normal operation

- Open plan offices: NR38
- Reception: NR40
- Toilets: NR40

SERVICING

Service vehicle access is from St Mary Axe with a vehicle ramp down to a secure basement loading bay.

Refuse and recycling

- Building waste, refuse and recycling storage areas provided at Basement Level 1
- 2 compactors provided

Basement level

- 4 disabled car parking spaces
- 3 motorcycle courier/drop off spaces
- 10 general motorcycle spaces
- 900 secure cycle spaces plus 30 spaces at street level
- 50 showers and 900 lockers

COOLING ALLOWANCES

- Lighting: 10 W/m²
- Small power: 25 W/m²
- Additional spare capacity (Levels 7-37): 10 W/m² (at riser branches)
- Occupants: 90W sensible/40W latent

FRESH AIR PROVISION

- Levels 3-37: 1.5 litres/sec /m² (12 litres/sec/person @ 1 person per 8m²)

INTERNAL FINISHES: BASE BUILD

Entrance hall

- Floor: Granite with water-jet flamed finish
- Walls: Marble cladding with sanded finish to core walls, and full height glazed screens to lobby exterior
- Ceiling: Painted plasterboard with feature lighting troughs
- Lift doors: Stainless steel lift doors and overpanel with marble reveals; stainless steel destination control touch panels on pedestals
- Lighting: High-quality specialist lighting including feature linear troughs, core perimeter coffer and lift lobby perimeter coffer

Lift lobbies

- Floor: Granite with water-jet flamed finish
- Walls: Painted plasterboard, with recessed stainless steel skirtings
- Ceilings: Painted plasterboard with recessed lighting and purpose made light troughs
- Lift doors: Stainless steel lift doors and overpanels with continuous stainless steel trim

Toilets

- Floors: Technical stone or similar tiles
- Walls: Combination of porcelain tiles, high gloss lacquer and full height mirror
- Toilet partitions: Full height proprietary system with high gloss lacquer to interior and timber veneer to door fronts
- Vanity: Marble or corian vanity top and front with under-counter porcelain basins; full width framed mirror over with lighting behind
- Fixtures: Satin stainless steel sensor taps, paper towel dispensers, accessible WC accessories
- Sanitary fittings: High quality vitreous china WC suites, urinals, under-counter wash hand basins, disabled WC suites and hand basins
- Shower fittings: Vitreous china shower trays, glazed screens, thermostatic mixer taps, bench, soap dish and towel rail

CATEGORY A FINISH

Fit-out office finishes

- Walls: Painted plasterboard lining to core and columns
- Ceilings: 600mm x 600mm perforated metal tile system supported by a concealed metal suspension system to incorporate extract diffusers, smoke detectors, air sensors, sprinkler heads, etc.
- Floors: 150mm fully accessible raised flooring
- Floors (goods lift lobbies): 150mm raised floor
- Dust proofing to seal all surfaces within the raised floor void
- Proprietary fire stopping system for sealing risers at floor levels
- Doors: Internal doors, main door sets provided with lacquered paint finish and stainless steel ironmongery